

**5,537 sq.ft**  
(514.3 sq.m)

**FOR SALE**  
2 GROUND FLOOR RETAIL UNITS

OFFERS IN EXCESS OF

**£500,000**



**M**

**63-63a ABINGTON STREET**

Northampton  
Northamptonshire  
NN1 2BH

**LCP.**  
part of MCore

**01384  
400123**

searchlcp.co.uk







### DESCRIPTION

Prominently located on Northampton High Street, this property comprises two ground floor retail units generating an annual income of £46,000. With high visibility and strategic positioning, it offers a versatile and lucrative investment opportunity in the heart of Northampton's commercial hub.

Prominently located in NN1 2BH's town center, this property stands at a prime retail pitch renowned for its diverse offerings. With easy access to M40 junctions 12 and 14, it ensures direct connections to Warwick, Coventry, and Stratford. This strategic position makes it a central hub for businesses and customers in the vibrant NN1 2BH area.

### TENANCY SCHEDULE

Unit	Occupied/Vacant	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)
63	Mobile Phone Shop	11-09-18	10	10-09-28	£22,000	958
63a	Beauty Salon	27-09-17	10	27-09-27	£24,000	1,108
63-63a	Residential (1st&2nd Floor)	16-10-98	125.1	15-10-23	-	3,471

### PRICE

Offers in excess of £500,000

### TENURE

Freehold

### SERVICE CHARGE

Details upon application

### ENERGY PERFORMANCE

Further information available upon request

### LEGAL COSTS

Each party is responsible for their own legal costs

### AREAS

63	958 sq.ft	(89.0 sq.m)
63a	1,108 sq.ft	(102.9 sq.m)
Flat 63-63a	3,471 sq.ft	(322.4 sq.m)
<b>TOTAL</b>	<b>5,537 sq.ft</b>	<b>(514.3 sq.m)</b>

### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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63-63a ABINGTON STREET

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## Viewing

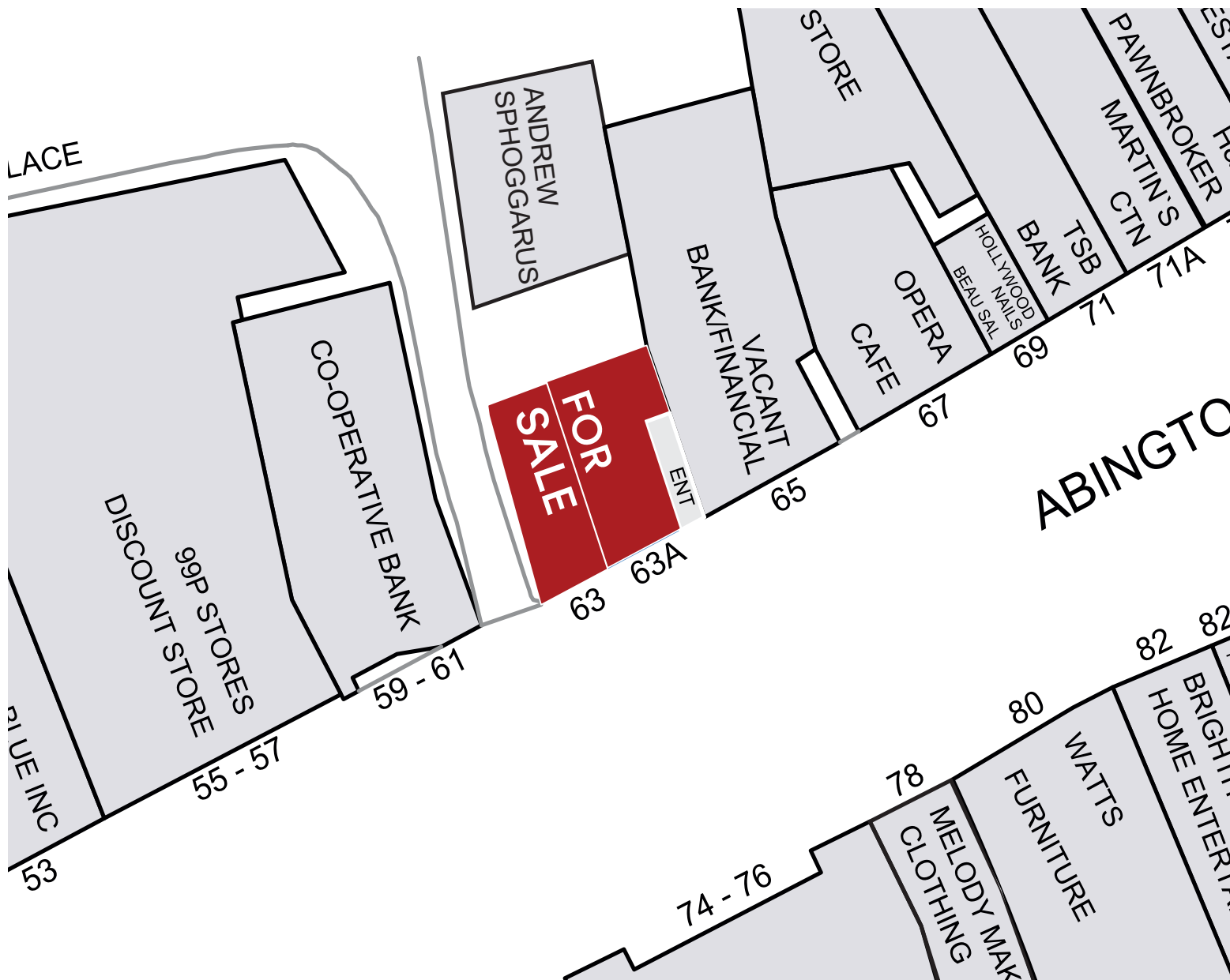
Strictly via prior appointment  
with the appointed agents

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